

ORDINANCE NO. 75 0626-C

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) THE EAST ONE-HALF OF THE WEST 102.05 FEET OF LOT 62, OUTLOT 6, DIVISION "Z," ENFIELD A SUBDIVISION, LOCALLY KNOWN AS 1209 BAYLOR STREET, FROM "O" OFFICE DISTRICT TO "LR" LOCAL RETAIL DISTRICT; AND,
- (2) LOT 33-B, RESUBDIVISION OF LOT 33, THEODORE LOW HEIGHTS SUBDIVISION, LOCALLY KNOWN AS 4015 MANCHACA ROAD, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,
- (3) A 1,491 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 1911-A EAST RIVERSIDE DRIVE, FROM "LR" LOCAL RETAIL DISTRICT TO "GR" GENERAL RETAIL DISTRICT; AND,
- (4) THE EAST NINETY-TWO FEET OF THE SOUTH 128 FEET OF OUTLOT 38, DIVISION "E," ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 300-306 WEST 15TH STREET AND 1500-1508 LAVACA STREET, FROM "C" COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT; AND,
- (5) A 0.7136 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2505 BUELL ROAD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
- (6) A 3,982 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS THE LIME KILN AT REED PARK, FROM "A" RESIDENCE DISTRICT TO "A-H" RESIDENCE-HISTORIC DISTRICT; AND,
- (7) AN 11.824 ACRE TRACT OF LAND (SAVE AND EXCEPT THE EAST SEVENTY-FIVE FEET FROM THE CENTERLINE OF WILLIAMSON CREEK WHICH IS HEREBY ZONED FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT), LOCALLY KNOWN AS 5213-5227 WASSON ROAD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT AND "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT; ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "O" Office District to "LR" Local Retail District on the property described in File C14-75-037, to-wit:

The East one-half of the West 102.05 feet of
Lot 62, Outlot 6, Division "Z," Enfield A
Subdivision, as recorded in Volume 4242, at
Page 867, of the Deed Records of Travis County,
Texas,

locally known as 1209 Baylor Street, in the City of Austin, Travis County, Texas.

PART 2. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "A" Residence District to "O" Office District on the property described in File C14-75-049, to-wit:

Lot 33-B, Resubdivision of Lot 33, Theodore Low Heights Subdivision, as recorded in Volume 4339, at Page 1244, of the Deed Records of Travis County, Texas,

locally known as 4015 Manchaca Road, in the City of Austin, Travis County, Texas.

PART 3. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "LR" Local Retail District to "GR" General Retail District on the property described in File C14-75-055, to-wit:

A 1,491 square foot tract of land out of Lot B, River Hills Addition, a subdivision in the City of Austin, Travis County, Texas, of record in Book 55, at Page 26, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron pin at an interior ell corner of said Lot B, River Hills Addition, same being the most southerly corner of Lot 1, Briarwood Hills, a subdivision of record in Book 21, at Page 17, of the Plat Records of Travis County, Texas;

THENCE, S 32° 27' W 134.28 feet to a point and S 58° 03' W 8.41 feet to the most easterly corner and Point of Beginning of this tract;

THENCE, in a southerly direction, with the following three (3) courses:

- (1) S 58° 03' W 5.93 feet to a point;
- (2) S 31° 57' E 2.37 feet to a point; and,
- (3) S 58° 03' W 63.00 feet to the most southerly corner of this tract;

THENCE, N 31° 57' W 21.9 feet to the most westerly corner of this tract;

THENCE, in a northerly and easterly direction with the following three (3) courses:

- (1) N 58° 03' E 66.42 feet to a point;
- (2) S 31° 57' E 1.80 feet to a point; and,
- (3) N 58° 03' E 2.51 feet to the most northerly corner of this tract;

THENCE, S 31° 57' E 17.73 feet to the POINT OF BEGINNING,

locally known as 1911-A East Riverside Drive, in the City of Austin, Travis County, Texas.

PART 4. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C" Commercial District to "C-2" Commercial District on the property described in File C14-75-057, to-wit:

The East ninety-two feet of the South 128 feet of Outlot 38, Division "E," Original City of Austin, as recorded in Volume 4535, at Pages 658-661, of the Deed Records of Travis County, Texas,

locally known as 300-306 West 15th Street and 1500-1508 Lavaca Street, in the City of Austin, Travis County, Texas.

PART 5. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "C" Commercial, First Height and Area District on the property described in File C14-75-059, to-wit:

A 0.7136 acre tract of land consisting of two separate tracts of land which are more particularly described as follows:

TRACT ONE: A part of that certain 5.372 acres out of the George W. Davis Survey, in Travis County, Texas, as conveyed to Ike Arnn, et al, by Stanley S. Smith, et ux, by two deeds, one being recorded in Volume 813, Page 185, of the Travis County Deed Records, and the other being of record in Volume 793, at Page 580, of the Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said 5.372 acre tract;

THENCE, N 60° 49' W 261.3 feet to the Place of Beginning of this tract, and being the southeast corner hereof;

THENCE, continuing N 60° 49' W 150 feet to a stake for the southwest corner of this tract;

THENCE, N 29° 43' E 177.3 feet to stake for northeast corner of this tract;

THENCE, S 60° 49' E 150 feet to the northeast corner of this tract;

THENCE, S 29° 43' W 177.3 feet to the PLACE OF BEGINNING; and,

TRACT TWO: A part of a tract of 2 acres of land, more or less, out of the George W. Davis Survey, in Travis County, Texas, of record in Volume 795, at Page 580, of the Deed Records of Travis County, Texas, the part of said tract here conveyed being more particularly described by metes and bounds as follows:

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared: Eleanor Walker, Classified Advertising Agent of the American Statesman a daily newspaper published in said County and State, who, being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit: July 8, 1975 and that the attached is a true copy of said advertisement.

ORDINANCE NO. 750626-B

AN ORDINANCE ORDERING A CHANGE IN USE AND CHANGING THE USE MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

LOT 12, BLOCK 3, OUTLOTS 2 AND 3, DIVISION "B", GEORGE L. ROBERTS ON SUBDIVISION, LOCALLY KNOWN AS 801-805 WALLER STREET, FROM "B" RESIDENCE DISTRICT TO "O-H" OFFICE-HISTORIC DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

(Sgd) Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 8th day of July A.D. 1975.

(Sgd) Merle Duncan
Notary Public in and for
TRAVIS COUNTY, TEXAS

(Seal)

I, Grace Monroe, City Clerk of the City of Austin, hereby certify that the above and foregoing ordinance was published as required by the City Charter, in the American Statesman, a daily newspaper published in said City on July 8, 1975.



City Clerk, City of Austin, Texas

BEGINNING at the southeast corner of said 2 acre tract;

THENCE, N 60° 49' W 231.9 feet, more or less, to the Place of Beginning of this tract, being a steel fence corner post and being the southeast corner hereof;

THENCE, N 29° 14' E 177.2 feet, more or less, along said fence line to a steel fence corner post for the northeast corner of this tract;

THENCE, N 60° 49' W 25.3 feet, more or less, to a stake for the northwest corner of this tract;

THENCE, S 29° 16' W 177.2 feet, more or less, to a stake for the southwest corner of this tract;

THENCE, S 60° 49' E 25.4 feet, more or less, to a steel corner post to the PLACE OF BEGINNING; said two (2) tracts of land containing 0.7136 acres of land,

locally known as 2505 Buell Road, in the City of Austin, Travis County, Texas.

PART 6. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "A" Residence District to "A-H" Residence-Historic District on the property described in File C14h-74-021, to-wit:

A 3,982 square foot tract of land, same being out of and a part of Edge Park, a subdivision in the City of Austin, Travis County, Texas, of record in Book 7, at Page 14, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at the northwest corner of the herein described tract of land, same being a point in the most westerly south line of Lot 3-A, Resubdivision of Lots 3 and 4, River Road Park, a subdivision of record in Book 13, at Page 100, of the Plat Records of Travis County, Texas, same being a north line of said Edge Park, and from which point of beginning the southwest corner of said Lot 3-A bears S 86° 23' W 93.47 feet;

THENCE, with said most westerly south line of Lot 3-A, same being a said north line of Edge Park, N 86° 23' E 26.48 feet to an iron pin at the most northerly corner of the herein described tract of land, same being an interior ell corner of said Lot 3-A, same also being an exterior ell corner of said Edge Park;

THENCE, with the most easterly west line of said Lot 3-A, same being an east line of said Edge Park, S 17° 12' W 17.40 feet to an iron pin at an interior ell corner of the herein described tract of land, same being an exterior ell corner of said Lot 3-A, same also being an interior ell corner of said Edge Park;

THENCE, with the most easterly south line of said Lot 3-A, same being a north line of said Edge Park, in an easterly direction with the following two (2) courses:

(1) S 52° 41' E 13.43 feet to an iron pin;

(2) N 53° 24' E 11.40 feet to an iron pin at an exterior ell corner of the herein described tract of land, same being the southeast corner of said Lot 3-A, same also being the most westerly corner of Lot 4-A, in the aforesaid Resubdivision of Lots 3 and 4, River Road Park, and which point is an exterior ell corner of said Edge Park;

THENCE, with the most southerly west line of said Lot 4-A, same being an east line of said Edge Park, S 10° 12' E at 16.16 feet passing an iron pin, in all a distance of 32.07 feet to an iron pin at the most easterly corner of the herein described tract of land;

THENCE, S 38° 45' W 46.95 feet to an iron pin at the most southerly corner of the herein described tract of land;

THENCE, N 51° 15' W 65.94 feet to an iron pin at the most westerly corner of the herein described tract of land;

THENCE, N 38° 15' E 55.02 feet to the POINT OF BEGINNING,

locally known as the Lime Kiln at Reed Park, in the City of Austin, Travis County, Texas.

PART 7. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District and "C" Commercial, First Height and Area District to "C" Commercial, First Height and Area District, SAVE AND EXCEPT the East 75 feet from the centerline of Williamson Creek which is hereby zoned from Interim "A" Residence, Interim First Height and Area District to "A" Residence, First Height and Area District on the property described in File C14-75-054, to-wit:

An 11.824 acre tract of land out of the William Cannon League in Travis County, Texas, being a portion of that certain tract of land as conveyed to Austin Catering Service, Inc., by deed recorded in Volume 3767, at Page 2343, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found at the southwest corner of that certain tract of land as conveyed to Eugene Pool by deed recorded in Volume 443, at Page 67, of the Deed Records of Travis County, Texas, being in the easterly right-of-way line of Wasson Road for the northwest corner and Place of Beginning hereof;

THENCE, with the south line of the said Pool Tract, being the northerly line of the herein described tract of land found fenced and used upon the ground, S 60° 51' E for a distance of 364.00 feet to an iron pipe found and S 60° 40' E for a distance of 207.53 feet to an iron pipe found on top of a bank with a total distance of 261.53 feet to a point in the centerline of Williamson Creek for the northeast corner hereof;

THENCE, with the centerline of said Williamson Creek, the following four (4) courses:

- (1) S 00° 29' E for a distance of 199.0 feet;
- (2) S 21° 14' W for a distance of 293.27 feet;
- (3) S 30° 53' W for a distance of 266.25 feet;

(4) S 35° 36' E for a distance of 411.88 feet to an iron pin set at the intersection of said Williamson Creek with the centerline of a draw for the southeast corner hereof;

THENCE, with the centerline of the draw for the following five (5) courses:

- (1) N 80° 56' W for a distance of 48.80 feet to an iron pin set;
- (2) N 21° 28' W for a distance of 30.70 feet to an iron pin set;
- (3) N 21° 00' E for a distance of 114.0 feet to an iron pin set;
- (4) N 35° 54' W for a distance of 80.20 feet to an iron pin set;

(5) N 50° 24' W for a distance of 54.0 feet to an iron pipe found at the southeast corner of that certain tract of land as conveyed to Lawrence E. Butts, Jr., by deed recorded in Volume 4022, at Page 1711, of the Deed Records of Travis County, Texas, for the most southerly southwest corner hereof;

THENCE, N 23° 30' E for a distance of 326.54 feet to an iron pin found at the northeast corner of the said Butts Tract for an inside corner hereof;

THENCE, N 66° 22' W for a distance of 78.22 feet to an iron pin found for an angle point hereof;

THENCE, N 28° 24' W for a distance of 265.24 feet to an iron pin found for an angle point hereof;

THENCE, N 51° 21' W for a distance of 74.94 feet to an iron pin found at the northwest corner of the said Butts Tract, being in an east line of Wasson Road for the most westerly southwest corner hereof;

THENCE, with the east line of Wasson Road for the following five (5) courses:

- (1) N 25° 57' E for a distance of 92.27 feet to an iron pipe found;
- (2) N 23° 11' E for a distance of 85.39 feet to an iron pin found;
- (3) N 17° 26' E for a distance of 87.01 feet to an iron pipe found;
- (4) N 16° 39' E for a distance of 116.10 feet to an iron pipe found;
- (5) N 14° 55' E for a distance of 137.20 feet to the PLACE OF

BEGINNING,

locally known as 5213-5227 Wasson Road, in the City of Austin, Travis County, Texas.

PART 8. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 9. The rule requiring that ordinances shall be read on three separate days is hereby suspended and the necessity to allow expedient development of the land herein affected creates an emergency requiring that this ordinance become effective immediately; therefore, upon the final passage of this ordinance as required by law, this ordinance shall become effective immediately.

PASSED AND APPROVED

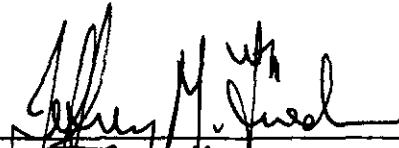
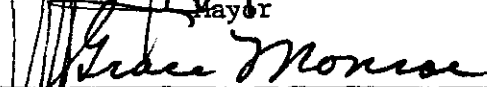
June 26, 1975

APPROVED:


City Attorney

X
X
X
X

ATTEST:


Mayor

City Clerk

23JUN75

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared: Eleanor Walker, Classified Advertising Agent of the American Statesman a daily newspaper published in said County and State, who, being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit: July 8, 1975 and that the attached is a true copy of said advertisement.

(See original for copy of ordinance in full)

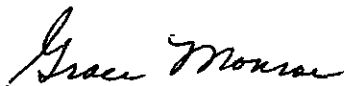
(Sgd) Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 8th day of July A.D. 1975.

(Sgd) Merle Duncan
Notary Public in and for
TRAVIS COUNTY, TEXAS

(Seal)

I, Grace Monroe, City Clerk of the City of Austin, hereby certify that the above and foregoing ordinance was published as required by the City Charter, in the American Statesman, a daily newspaper published in said City on July 8, 1975.


City Clerk, City of Austin, Texas